



PHAP15-00032

Date: August 17, 2015
Application Type: Certificate of Appropriateness
Property Owner: Consuelo Landa
Representative: Consuelo Landa
Legal Description: Being 88 Government Hill 21 & 22 (7000 sq. ft.), City of El Paso, El Paso County, Texas
Historic District: Austin Terrace
Location: 4422 Cumberland Avenue
Representative District: #2
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1939
Historic Status: Contributing
Request: Certificate of Appropriateness for the removal of windows on the first floor and replacement with vinyl, one-over-one, single-hung and slider windows
Application Filed: 8/6/2015
45 Day Expiration: 9/20/2015

ITEM #3



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the removal of windows on the first floor and replacement with vinyl, one-over-one, single-hung and slider windows

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL of the proposed scope of work based on the following recommendations:

The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

- *If windows are damaged beyond repair, replacement windows should match the type (such as double hung), style (for example six panes over six panes), and finish (paint).*
- *Doors and windows are considered important character-defining features because of significant detailing.*
- *Installation of windows similar to the original in appearance and structural purpose, regardless of construction materials is permitted.*
- *Windows in secondary facades shall be reviewed on a case by case basis.*
- *Do not use single pane picture windows or horizontal sliding windows if they are not the original window types.*
- *When repair is not feasible, door and window products will be reviewed on an individual basis using the following criteria:*
 - a. Architectural and historical compatibility*
 - b. Comparison to original profile*
 - c. Level of significance of original doors and windows to the architectural style of the building.*
 - d. Three dimensional exterior applied muntins that simulate or match the original muntins may be approved. Single dimension interior applied muntins are not appropriate.*

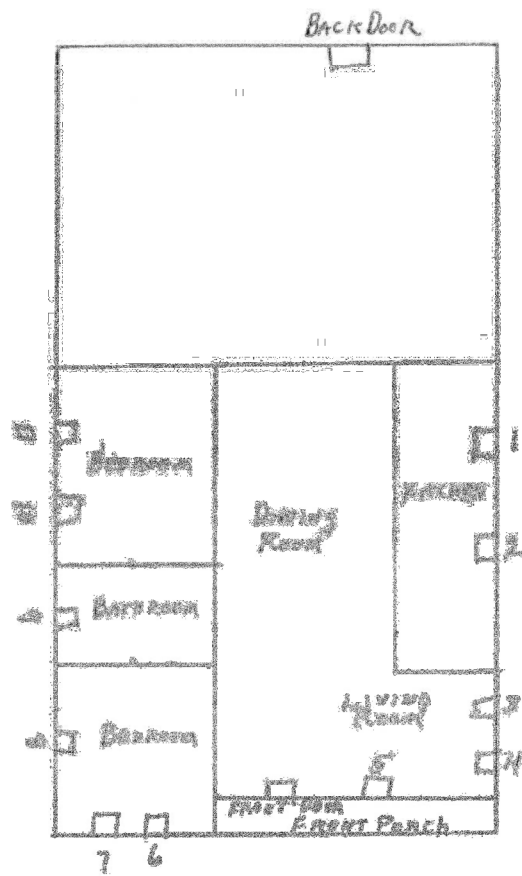
The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- *Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.*

AERIAL MAP



PLAN FOR NEW WINDOWS



44 22 CUMBERLAND
AVE.

PROPOSED WINDOWS

